

040.A

Map

0003

Block

0012.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 363,300 /

USE VALUE: 363,300 /

ASSESSed: 363,300 /

Total Card /

Total Parcel

363,300

363,300

363,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CORNELL ST, ARLINGTON

OWNERSHIP

Owner 1:	ALEXANDRE ROSELINE
Owner 2:	
Owner 3:	
Street 1:	12 CORNELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ALEXANDRE JOSEPH/ROSELINE -
Owner 2:	-
Street 1:	12 CORNELL ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7521																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	360,100	3,200		363,300
Total Card	0.000	360,100	3,200		363,300
Total Parcel	0.000	360,100	3,200		363,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	403.67	/Parcel:	403.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	354,900	3200	.		358,100	358,100	Year End Roll	12/18/2019
2019	102	FV	381,500	3200	.		384,700	384,700	Year End Roll	1/3/2019
2018	102	FV	337,800	3200	.		341,000	341,000	Year End Roll	12/20/2017
2017	102	FV	308,200	3200	.		311,400	311,400	Year End Roll	1/3/2017
2016	102	FV	308,200	3200	.		311,400	311,400	Year End	1/4/2016
2015	102	FV	297,000	3200	.		300,200	300,200	Year End Roll	12/11/2014
2014	102	FV	283,600	3200	.		286,800	286,800	Year End Roll	12/16/2013
2013	102	FV	283,600	3200	.		286,800	286,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEXANDRE JOSEP	71148-437	2	6/13/2018	Convenience		1	No	No	
L'ESPERANCE LAU	49544-1		6/1/2007	Family		1	No	No	
L'ESPERANCE LAU	41317-074		10/30/2003	Family		1	No	No	MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2007	798	Manual	697					replace 1 window
7/3/2007	523	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
6/7/2004	External Ins	BR	B Rossignol
3/4/2000	Mailer Sent		
2/28/2000	Measured	263	PATRIOT
8/26/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

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LAND SECTION (First 7 lines only)

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

ACTIVITY INFORMATION

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

Undisplayed Areas:
GLA: 900

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	44.000000000
Name:	

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 2		Baths: 1		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	56500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489309
Depreciation:	129177
Depreciated Total:	360131

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	468.34	
Special Features:	0	Val/Su Net:	400.11	
Final Total:	360100	Val/Su SzAd	400.11	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	900	390.290	351,25
Net Sketched Area:		900	Total:	351,25
Size Ad	900	Gross Are	900	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
0						

IMAGE

AssessPro Patriot Properties, Inc

